

**SUMMARY PROCESS
(EVICTION) COMPLAINT –
NONPAYMENT OF RENT**

JD-HM-8 Rev. 2-19
C.G.S. § 47a-23a
P.B. § 10-29

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov



Instructions to plaintiff (landlord)

1. Attach this complaint to the Summons (form JD-HM-32) and follow the instructions on that form.
2. Attach the original Notice to Quit (End) Possession (form JD-HM-7) to this complaint.
3. If there is a written lease, do not attach a copy of the lease to this complaint. If you want to make the lease a part of your complaint, refer to the lease as an exhibit (for example "Exhibit A") and file it separately with the court no later than the return date. Serve a copy of the exhibit upon each party who appears in this matter at the first court session of the matter or no later than seven days after receipt of notice of the appearance of the party, whichever is earlier. Service must be made as provided in sections 10-12 through 10-17 of the Connecticut Practice Book.

ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at www.jud.ct.gov/ADA.

Dennis Parmar
Plaintiff(s)/Landlord(s)

vs.

Susan Moss
Defendant(s)/Tenant(s)

Return Date: 02/18/2022

☐ Judicial District of _____
☒ Judicial District Housing Session at
Norwalk/Stamford
Town/City

Complaint

1. On or about (date) 2/9/21 the plaintiff (landlord), and the defendant (tenant) agreed ☐ orally or ☒ in a written lease (Exhibit) that the defendant would rent the following premises (rented property):

Location of premises (number, street, town and unit or floor number)

72 Sanbaldi Lane New Canaan CT 06840

for the term of one One (term of lease).
(week/month/year)

Lease expired on 1/31/22

2. The defendant agreed to pay \$ 1400 ☐ weekly ☐ monthly on the _____ day
(Amount of money defendant agreed to pay)
of each ☐ week ☒ month.

3. The defendant used and occupied the premises as agreed under the lease and still occupies the premises.

4. The defendant has not paid the rent due on (date) OCT 1 + NOV 1 + DEC 1 + JAN 1 + FEB 1 as agreed to in the lease. Lease expired 1/31/22 (5 months total)

5. On (date) 1/4/22 the plaintiff had a Notice to Quit (End) Possession (form JD-HM-7) served on the defendant and that notice required the defendant to move out of the premises on or before (date) _____. The Notice to Quit (End) Possession (form JD-HM-7) is attached to this complaint.

6. The time given in the Notice to Quit (End) Possession (form JD-HM-7) for the defendant to move out of the premises has ended, but the defendant has not moved out.

The plaintiff asks the court for judgment for immediate possession of the premises.

☐ The plaintiff also asks for forfeiture to the plaintiff of the defendant's possessions and personal effects because this is a nonresidential property.

Signed (Plaintiff/Plaintiff's attorney)

[Signature]

Date signed

02/07/2022

RESIDENTIAL LEASE AGREEMENT

1. **IDENTIFICATION OF PARTIES AND PREMISES** This Agreement is made and entered into this 9th day of Feb 2021 between the following named persons:

Susan Moss

(herein called "Tenants") and Dennis Parmar (herein called "Landlord"). Subject to the terms and conditions set forth in this Agreement, Landlord rents to Tenants, and Tenants rent from Landlord, the premises located at 72 Sanibaldi Lane New Canaan CT 06840 (herein called "the premises"). The premises shall be occupied only by the above mentioned Tenants. Tenants shall use the premises for residential purposes only and for no other purpose without Landlord's prior written consent. Occupancy by guests for more than ten days in any six-month period is prohibited without Landlord's written consent and shall be considered a breach of this Agreement.

2. **INDIVIDUAL LIABILITY** Each tenant who signs this Agreement, whether or not said person is or remains in possession, shall be jointly and severally liable for the full performance of each and every obligation of this Agreement, but not limited to, the payment of all rent due and the payment of costs to remedy damages to the premises regardless of whether such damages were caused by a Tenant or invitee of a Tenant.

3. **TERM OF THE TENANCY** The term of this Agreement shall commence on Feb 8th 2021 and shall continue from that date

- ☐ a. on a month-to-month basis. This Agreement will continue for successive terms of one month each until either Landlord or Tenants terminate the tenancy by giving the other thirty (30) days written notice of an intention to terminate the premises. In the event such notice is given, Tenants agree to pay all rent up to and including the notice period.
- ☒ b. for a period of 12 months expiring on 11/31/2022. Should Tenants vacate before the expiration of the term, Tenants shall be liable for the balance of the rent for the remainder of the term, less any rent Landlord collects or could have collected from a replacement tenant by reasonably attempting to re-rent. Tenants who vacate before expiration of the term are also responsible for Landlord's costs of advertising for a replacement tenant. In the event Tenants fail to give written notice of an intention to vacate the premises at the end of the term, the tenancy shall become one of month-to-month on all terms specified in section (a) of this clause.

4. **PAYMENT OF RENT** Tenants shall pay Landlord rent of \$ 1400 per month, payable in advance on the 1st day of each month. If that day falls on a weekend or regular holiday, the rent is due on the next business day. Rent shall be paid by personal check, money order or cashier's check only, to Dennis Parmar at 72 Sanibaldi Lane, New Canaan CT 06840 or at such other place as Landlord shall designate from time to time.

5. **LATE CHARGES AND RETURNED CHECKS** If rent is paid after the 3 day of the month, there will be a late charge of \$ 50 assessed. If any check given by Tenants to Landlord for the payment of rent or for any other sum due under this Agreement is returned for insufficient funds, a "stop payment" or any other reason, Tenants shall pay Landlord a returned check charge of \$ 35.

6. **FAILURE TO PAY** As required by law, Tenants are hereby notified that a negative credit report reflecting on Tenants' credit history may be submitted to a credit reporting agency if Tenants fail to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.

7. **SECURITY DEPOSIT** Before the commencement of this Agreement, Tenants shall pay Landlord \$ 2800 (Two month Rent) as a security deposit. Landlord may use therefrom such amounts as are reasonably necessary to remedy Tenants' default in the payment of rent, repair damages to the premises exclusive of ordinary wear and tear, and to clean the premises if necessary. Landlord shall refund Tenants the balance of the security deposit after such deductions within

Ⓐ - Ⓐ One month deposit paid on 2/8/21

Ⓑ Second month deposit should be paid no later than 5/1/21.

twenty-one (21) days after the expiration of this Agreement. If deductions have been made, Landlord shall provide Tenants with an itemized account of each deduction including the reasons for and the dollar amount of each deduction.

Interest payments on security deposits accrue as follows:

- ☐ a. Local law does not require Landlord to pay interest on security deposits.
☒ b. Local law requires Landlord to pay Tenants interest payments on security deposits as follows:

Heat, Electricity & Water included

AC
UNIT
88m

8. **UTILITIES** Tenants shall pay directly for all utilities, services and charges provided to the premises, including any and all deposits required, except for the following, which shall be paid by Landlord:

- ☒ a. None.
☐ b.

9. **PARKING** Tenants are assigned parking as follows:

- ☐ a. None.
☒ b.

This space shall be used for the parking of 1 car(s) only. Tenants may not repair vehicles of any kind in any parking space or anywhere else on or about the property. Grease, oil and any other drippings must be cleaned by Tenants when they occur and at Tenants' expense. Cars are not to be washed on or about the premises. In addition to rent, Tenants shall pay Landlord a parking fee of \$ _____ per month. This fee is payable in advance along with the rent and shall be paid at the same address as designated by Landlord for payment of rent.

10. **PETS** No animal, bird or other pet shall be brought on or kept on the premises without Landlord's prior written consent, except for the following:

- ☒ a. None.
☐ b.

11. **QUIET ENJOYMENT** Tenants shall be entitled to quiet enjoyment of the premises. Tenants shall not use the premises in such a way as to violate any law or ordinance, commit waste or nuisance, or annoy, disturb, inconvenience, or interfere with the quiet enjoyment of any other or nearby resident.

12. **ASSIGNMENT AND SUBLETTING** No portion of the premises shall be sublet nor this Agreement assigned without the prior written consent of the Landlord. Any attempted subletting or assignment by Tenants shall, at the election of Landlord, be an irremediable breach of this Agreement and cause for immediate termination as provided here and by law.

13. **POSSESSION OF THE PREMISES** The failure of Tenants to take possession of the premises shall not relieve them of their obligation to pay rent. If Landlord is unable to deliver possession of the premises for any reason not within Landlord's control, Landlord shall not be liable for any damage caused thereby, nor will this Agreement be void or voidable, but Tenants shall not be liable for any rent until possession is delivered. If Landlord is unable to deliver possession within _____ calendar days after the agreed commencement date, Tenants may terminate this Agreement by giving written notice to Landlord, and shall receive a refund of all rent and security deposits paid.

14. **CONDITION OF THE PREMISES** Tenants agree to

- (i) properly use, operate and safeguard the premises and all furniture and furnishings, appliances and fixtures within the premises,
(ii) maintain the premises in clean and sanitary condition, and upon termination of the tenancy, to surrender the premises to Landlord in the same condition as when Tenants first took occupancy, except for ordinary wear and tear,
(iii) if the surrounding grounds are part of the premises and for exclusive use of Tenants, Tenants agree to irrigate and maintain the surrounding grounds in a clean and safe manner, keeping the grounds clear of rubbish and weeds and trimming all grass and shrubbery as necessary to effect a neat and orderly appearance to the property,

- (iv) notify Landlord in writing upon discovery of any damages, defects or dangerous conditions in and about the premises; and
- (v) reimburse Landlord for the cost of any repairs to the premises of damages caused by misuse or negligence of Tenants or their guests or invitees.

Tenants acknowledge that they have examined the entire interior and exterior of the premises, including plumbing, heating and electrical appliances, smoke detector(s), fixtures, carpets, drapes and paint, and have found them to be in good, safe and clean condition and repair, with the following exceptions: (Specify "none" if there are no exceptions)

15. **REPAIRS, ALTERATIONS AND DAMAGES** Except as provided by law or as authorized by the prior written consent of Landlord, Tenants shall not make any repairs or alterations to the premises, including but not limited to, painting the walls, installing wallpaper, murals, paneling, tile, or hanging posters or pictures weighing in excess of twenty pounds.

If the premises are damaged or destroyed as to render them uninhabitable, then either Landlord or Tenants shall have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party to be given within fifteen days of occurrence of such damage. However, if such damage should occur as the result of the conduct or negligence of Tenants or Tenants' guests or invitees, Landlord only shall have the right to termination and Tenants shall be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

16. **EMERGENCY ENTRY AND INSPECTION** Tenants shall make the premises available to Landlord or Landlord's agents for the purposes of making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenants reasonable notice of intent to enter. For these purposes, twenty-four (24) hour written notice shall be deemed reasonable, and reasonable hours shall be defined as 9 to 6 Monday through Friday and 9 to 4 on Saturdays. In order to facilitate Landlord's right of access, Tenants shall not, without Landlord's prior written consent, add, alter or re-key any locks to the premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenants further agree to notify Landlord in writing if Tenants install any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

- (A) 17. **EXTENDED ABSENCES AND ABANDONMENT** In the event Tenants will be away from the premises for more than Seven consecutive days, Tenants agree to notify Landlord in writing of the absence. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for damages and needed repairs.

Abandonment is defined as absence of the Tenants from the premises, for at least 14 DAYS consecutive days without notice to Landlord. If the rent is outstanding and unpaid for fourteen (14) days and there is no reasonable evidence, other than the presence of the Tenants' personal property, that the Tenants are occupying the unit, Landlord may at Landlord's option terminate this agreement and regain possession in the manner prescribed by law.

18. **INSURANCE DISCLAIMERS** Tenants assume full responsibility for all personal property placed, stored or located on or about the premises. Tenants' personal property is not insured by Landlord. Landlord recommends that Tenants obtain insurance to protect against risk of loss from harm to Tenants' personal property. Landlord shall not be responsible for any harm to Tenants' property resulting from fire, theft, burglary, strikes, riots, orders or acts of public authorities, acts of nature or any other circumstance or event beyond Landlord's control.
19. **HOLD HARMLESS** Tenants expressly release Landlord from any and all liability for any damages or injury to Tenants, or any other person, or to any property, occurring on the premises unless such damage is the direct result of the negligence or unlawful act of Landlord or Landlord's agents.
20. **SMOKE DETECTORS** The premises are equipped with a smoke detection device(s), and Tenants shall be responsible for reporting any problems, maintenance or repairs to Landlord. Replacing batteries is the responsibility of Tenants.

21. **LEAD BASED PAINT DISCLOSURE** By initialing, Tenant acknowledges receipt of disclosure of information on lead-based paint and lead-based paint hazards. Landlord has no reports or knowledge of lead-based paint on the premises.

Tenants initial here: _____

* Radon? (SSN)

22. **LIQUID-FILLED FURNITURE** Tenant shall not use or have any liquid-filled furniture on the premises without Landlord's prior written consent.

23. **ADDITIONAL PROVISIONS** (Specify "none" if there are no additional provisions)

- ① Security Deposit can not be considered towards rent.
- ② After two late payment of rent, landlord has a right to evict tenant with 14 day notice without returning any deposit.

24. **ENTIRE AGREEMENT** This document constitutes the entire Agreement between the Tenants and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenants have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of Tenants or their guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

William Dennis
Landlord/Manager
72 Saibaldi Lane
New Canaan CT 06840
Landlord/Manager's Street Address, City, State & ZIP

2/19/21
Date

Susan Moss
Tenant

February 17, 21
Date

Tenant

Date

Tenant

Date

* Broken window must be fixed in back door. (SSN)

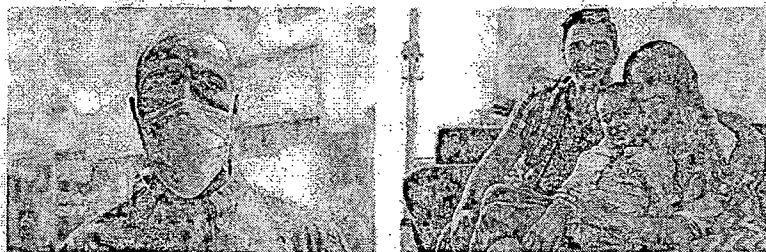
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UniteCT

EMERGENCY RENTAL ASSISTANCE FOR CONNECTICUT'S ECONOMY

Have you been financially impacted by COVID-19?



Are you struggling to pay your rent and utilities?

Apply for UniteCT, a rental assistance program supporting CT residents who earn up to 80% of the HUD Area Median Income and their landlords.

You may qualify for the opportunity to receive...

- ✓ Missed electric
outstanding payments
- ✓ Missed rent or future rent
payments

To learn more and see if you qualify, visit:



www.bit.ly/UniteCT

scan QR code:

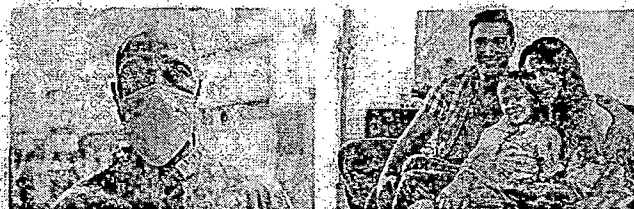




UniteCT

ASISTENCIA DE EMERGENCIA PARA RENTA POR LA ECONOMÍA DE CONNECTICUT

¿Ha sido impactado financieramente por el COVID-19?



¿No le alcanza para pagar su renta y servicios básicos?

Solicite ayuda con UniteCT, un programa de asistencia de renta, ayudando a residentes de CT con un ingreso de hasta el 80% de Ingreso Medio del Área (HUD) y a los dueños de propiedades.

Usted puede calificar para esta oportunidad y recibir:

- ✓ Pagos para facturas atrasadas de luz
- ✓ Pagos para facturas atrasadas de renta

Para más información y saber si califica, visite:



www.bit.ly/UniteCT



escanear

Notice to Tenants

The State of Connecticut is in the process of creating an **eviction right to counsel program** for income eligible tenants facing eviction or the loss of their housing subsidy.

This program has **not** opened yet. It will be **phased in over time**. The first phase of the program is expected to open in January 2022. For more information about the program, call 1-800-559-1565 or visit www.EvictionHelpCT.org.

You are receiving this notice because you are facing the loss of your apartment or housing subsidy. The following free resources are **currently available**:

- **www.CTLawHelp.org**: Visit www.CTLawHelp.org/eviction for information about the eviction process and how to respond to eviction papers.
- **UniteCT Rental Assistance**: Apply for rental assistance from the state's UniteCT program by going to www.bit.ly/UniteCT (or call 1-844-864-8328 for a referral to a community agency that can help you apply).
- **United Way 2-1-1 Helpline**: There may be additional housing, utility, and food assistance available in your community. Call 2-1-1 or go to www.211ct.org for more information and referrals.

Notificación al inquilino

El estado de Connecticut está en proceso de crear un **programa de derecho a la asistencia de un abogado en casos de desahucio** para inquilinos que reúnan ciertos requisitos de nivel de ingresos y que se encuentren en riesgo de desahucio o de pérdida del subsidio de vivienda.

Este programa aún **no** está disponible y será **implementado gradualmente**. Se espera que la primera fase del programa comience en enero de 2022. Para más información acerca del programa, llame al 1-800-559-1565 o visite www.EvictionHelpCT.org.

Usted ha recibido este aviso porque está en riesgo de perder su apartamento o subsidio de vivienda. Los siguientes recursos gratuitos ya están **disponibles**:

- **www.CTLawHelp.org**: Para obtener información sobre el proceso de desahucio y cómo responder al recibir los documentos de desahucio visite la página www.CTLawHelp.org/eviction.
- **Asistencia de alquiler de UniteCT**: Solicite asistencia de alquiler del programa estatal UniteCT, visitando la página www.bit.ly/UniteCT (o llame al 1-844-864-8328 para ser derivado a una agencia comunitaria que pueda ayudarle con la solicitud).
- **Línea de ayuda de United Way 2-1-1**: Pueden existir otros tipos de ayuda disponibles con de vivienda, servicios públicos y alimentos en su comunidad. Para más información y derivaciones a otros servicios llame al 2-1-1 o visite www.211ct.org.